

**AGENDA**  
**BLACKSBURG PLANNING COMMISSION**

**March 1, 2005**

**7:30 p.m.**

**Town Council Chambers, 300 South Main Street**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. CONSENT AGENDA**

**A. Approval of Agenda**

ACTION: Approved.

**B. Approval of Planning Commission Minutes – February 1, 2005**

ACTION: Approved.

**C. Approval of Subcommittee Minutes**

Environmental Quality & Land Use Committee – February 15, 2005

Long Range Committee – February 10, 2005

February 24, 2005

Neighborhood Planning Committee – February 17, 2005

ACTION: Approved.

**D. Excep 05-003 – 1506 Boxwood Drive, Exception to Zoning Ordinance Use and Design Standards for Accessory Structure, Section 4703(a)(1) “Accessory structures shall be permitted in association with a principal structure provided, that the area of the accessory structure shall be 25% or less of the gross floor area of the principal structure.”**

ACTION: Refer to Environmental Quality and Land Use Committee, and schedule a public meeting for April 5, 2005.

**E. Neighborhood Matching Grant, 2005 Application; Brookfield Village**

ACTION: Approved.

**IV. PUBLIC ADDRESS**

This is an opportunity during this meeting for the audience to address the Planning Commission on any subject, whether it is on the agenda or not. This meeting is being televised. For the benefit of the audience as well as the viewing public, please speak only at the podium microphone or raise your hand to have staff bring the microphone to you. State your name and address and limit your speaking time to a maximum of five (5) minutes in order to allow time for all comments.

**V. PUBLIC HEARING**

**A. SUB 05-002, The Village at Tom’s Creek, phase V, 1200 block, Redbud Road - An application for a major subdivision to create 11 residential lots in the RR-1, Rural Residential-1, zoning district.**

1. Staff Presentation – Hundley
2. Committee Report
3. Applicant's Statement
4. Public Comment
5. Action/Discussion

B. Annual Comprehensive Plan Amendment Requests - The Long Range Planning Committee has forwarded the following proposed amendments for further consideration and recommendation:

1. Staff Presentation – Lawrence
2. Committee Report
3. Public Comment
4. Action/Discussion

**Action: Continue Public Hearing until April 5, 2005**

## **VI. UNFINISHED BUSINESS**

- A. Environmental Quality and Land Use – Stewart
- B. Long Range Planning Committee – Jones
- C. Neighborhood Planning Committee – Lancaster
- D. Montgomery County Planning Commission – Newcomb
- E. Historic or Design Review Board – Jones
- F. Additional Items from the Planning Commissioners

## **VII. NEW BUSINESS**

- A. Excep 05-002 – 2200 block, South Main Street, Exception to Zoning Ordinance Use and Design Standards for Gasoline Station use
  - a. Section 4527(a)(1) fuel pump shall be located behind the front line of the primary structure;
  - b. Section 4527(a)(2) canopy shall be located behind the front line of the primary structure;
  - c. Section 4527(d) parking shall be located behind the front line of the principal building.
    1. Staff Presentation – Hundley
    2. Committee Report
    3. Applicant's Statement
    4. Action/Discussion
- B. Board of Zoning Appeals Report – Hundley
  - No BZA hearing held in February.
  - No BZA hearing scheduled for March.
- C. Chairman's Report – Stewart

D. Report from Planning Chief – Harvey

**VIII. TOWN COUNCIL ACTIONS**

- A. SUP 04-010, 1321 Brighton Court, Community Housing Partners, Special Use Permit for General Office use in the Transitional Residential (R-5) Zoning District.

ACTION: Approved

- B. SUP 04-011, 902 Prices Fork Road, BB&T Bank, University Mall, Special Use Permit to allow Financial Institution use, with exterior speakers, in the General Commercial (GC) Zoning District.

ACTION: Approved

**IX. ANNOUNCEMENTS AND ADJOURNMENT**

## ATTACHMENT LIST

### III. CONSENT AGENDA

- A. PC Agenda.
- B. PC Minutes.
- C. EQ/LU Committee Minutes (2-15-05)  
Long Range Committee Minutes (2-10-05; 2-24-05)  
Neighborhood Planning Committee Minutes
- D. Exception 05-003 Request letter
- E. Approval Recommendation for Grant Application  
Application  
Staff Report

### V. PUBLIC HEARING

- A. SUB 05-002 Updated Staff Report
- B. Continue Public Hearing Memorandum  
Comprehensive Plan Amendment Memo, February 25, 2005  
Comprehensive Plan Neighborhood Meeting Public Comments from  
Feb. 16, 2005

### VI. UNFINISHED BUSINESS

- A. Minutes attached above.
- B. Minutes attached above.
- C. Minutes attached above.
- D. None.
- E. HDRB minutes: February 14, 2005
- F. None.

### VII. NEW BUSINESS

- A. Excep 05-002 Updated Staff Report

### VIII. TOWN COUNCIL ACTIONS

None.

### IX. ANNOUNCEMENTS

None.

### X. INFORMATION

- A. Montgomery Co. PC monthly assignments.
- B. Zoning Bulletin, February 10, 2005 (*Commission members only*)
- C. Planning Commissioners Journal (*Commission members only*)